

Minutes DEVELOPMENT REVIEW COMMISSION SEPTEMBER 25, 2007

The Development Review Commission Study Session was held on September 25, 2007, at Council Chambers, Garden Level, 31 East Fifth Street.

Present:

Vanessa MacDonald, Acting Chair Mike DiDomenico Monica Attridge Tom Oteri Heather Carnahan Peggy Tinsley Dennis Webb Mario Torregrossa

Absent:

Charles Huellmantel Stanley Nicpon

City Staff Present:

Lisa Collins, Deputy Development Services Manager Decima Sever, Outreach Coordinator Steve Abrahamson, Planning & Zoning Coordinator Kevin O'Melia, Senior Planner Ryan Levesque, Senior Planner

Study Session convened at 6:00 p.m.

- Item Nos. 2, 3, 4, 5 and 7 are being recommended for continuance; Item No. 6 to be placed on the consent agenda; and Item Nos. 8 and 9 were pulled from this agenda.
- Commissioner DiDomenico announces that Chair Huellmantel has turned in his resignation and would like to vote on a replacement for Chairperson at the regular meeting.
- Minor correction to the minutes of August 14th, Commissioner Carnahan was present during the Study Session.
- Ross Robb, Mike Rumpletin and Robert Pizorno do a brief presentation on Residences at the Artspark (future agenda item).
- Michael Monti and Tony Wall do a brief presentation on 100 Mill Avenue (future agenda item).

Study Session adjourned at 7:00 p.m.



The Development Review Commission Public Hearing was held on September 25, 2007 at Council Chambers, Garden Level, 31 East Fifth Street.

Present:

Vanessa MacDonald
Mike DiDomenico
Monica Attridge
Tom Oteri
Stanley Nicpon
Heather Carnahan
Peggy Tinsley
Dennis Webb (present but not on dias)

Absent:

Charles Huellmantel

City Staff Present:

Lisa Collins, Deputy Development Services Manager Decima Sever, Outreach Coordinator Steve Abrahamson, Planning & Zoning Coordinator Kevin O'Melia, Senior Planner

Meeting convened at 7:00 p.m.

Item #1 - Minutes

On a motion by Commissioner DiDomenico and seconded by Commissioner Oteri, the Commission with a vote of 7-0 approved the minutes of the August 14 (minor correction noted) and August 28th hearings.

Consent Items

Vanessa MacDonald, Acting Chair, stated that certain items could be handled in the consent fashion if they were properly represented and if there were no objections.

On a motion by Commissioner DiDomenico and seconded by Commissioner Tinsley, the Commission with a vote of 7-0, approved the Consent Agenda (Item #6) as follows:

Item #6

PL070224

CAMPUS EDGE

SBD07021

(Preliminary Subdivision Plat) 922 East Apache Boulevard

MU-4, Mixed Use High Density District, Transportation Overlay and Planned Area

Development Overlay

SBD07021 - Preliminary Subdivision Plat, combining three (3) lots into one (1) lot on 1.5 net acres.

- 1. The Subdivision Plat (Condominium Plat) for CAMPUS EDGE shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department on or before **October 18, 2008**. Failure to record the plan within one year of City Council approval shall make the plan null and void.
- 2. The owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be reviewed and in a form satisfactory to the Development Services Manager and City Attorney.

The Commission moves on to the discussion agenda:

Item #2 PL0600066 ELITE CABARET

SBD-2006.57 (Preliminary and Final Subdivision Plat)

910 North McClintock Drive GID, General Industrial District

SBD-2006.57 – Preliminary and Final Subdivision Plat for two (2) lots on 2.25 net acres.

On a motion by Commissioner DiDomenico and seconded by Commissioner Tinsley, the Commission with a vote of 7-0, voted to continue this case to January 22, 2008.

Item #3 PL070700 CAMPUS TOWERS

DPR07114 (Development Plan Review)
 ZON07005 (Zoning Map Amendment)
 1215 East Orange Street
 R-3, Multi-Family Residential

ZON07005 – **(Ordinance No. 2007.52)** Zoning Map Amendment from R-3, Multi-Family Residential Limited and TOD Transportation Overlay District (corridor) to R-4, Multi-Family Residential General and TOD Transportation Overlay District (corridor) for +/- 5.70 acres.

DPR07114 – Development Plan Review including site plan, building elevations and landscape plan.

On a motion by Commissioner DiDomenico and seconded by Commissioner Oteri, the Commission with a vote of 7-0 voted to continue this case to a date to be determined later.

Item #4 PL070066 CHURCH ON MILL

DPR07139 (Development Plan Review)

1300 South Mill Avenue R-2, Multi-Family Residential District

N-2, Mulli-Family Nesidential District

DPR07139 – Development plan review including building elevations, site plan and landscape plan for a one-story classroom and administrative building built in an L-shape on the south side of the lot.

On a motion by Commissioner DiDomenico and seconded by Commissioner Oteri, the Commission with a vote of 7-0, voted to continue this case to the October 9, 2007 hearing.

Item #5 PL070167 THE SETS

UPA07007 (Use Permit)

93 East Southern Avenue

CSS, Commercial Shopping & Services District

UPA07007 – Use Permit Appeal (ZUP07042) for a billiard parlor and sports bar with live entertainment.

On a motion by Commissioner DiDomenico and seconded by Commissioner Attridge, the Commission with a vote of 7-0, voted to continue this case to the October 9, 2007 hearing.

Item #7 PL070372 NORTHWEST TEMPE COMMUNITY PLAN

GEP07006 (General Plan Amendment)

On a motion by Commissioner DiDomenico and seconded by Commissioner Oteri, the Commission with a vote of 7-0, voted to continue this case to the November 13, 2007 hearing.

Item #10. Announcements

Commissioner DiDomenico announces that Chairman Charles Huellmantel has submitted his resignation from the Development Review Commission. Commissioner DiDomenico places a nomination to fill the position to the current Vice Chair, Vanessa MacDonald. Vice Chair MacDonald accepts the nomination. With no other nominations or interest from other Commissioners, a motion is made:

On a motion by Commissioner DiDomenico and seconded by Commissioner Oteri, the Commission with a vote of 7-0, elected Vanessa MacDonald to Chair the Development Review Commission.

Chair MacDonald nominates Commissioner DiDomenico for Vice Chair.

On a motion by Chair MacDonald and seconded by Commissioner Oteri, the Commission with a vote of 7-0, elected Commissioner DiDomenico as Vice Chair of the Development Review Commission.

Meeting adjourned at 7:17 p.m.

The next public hearing of the Development Review Commission is scheduled for Tuesday, October 9, 2007, located at City Council Chambers, 31 East 5th Street.

Prepared by: Lisa Lathrop, Administrative Assistant II

Reviewed by: Lisa Collins, Deputy Development Services Manager

Line Calling

Lisa Collins
Deputy Development Services Manager

LC/II 10/24/2007 1:59 PM